

City of Winter Park Structured Parking

Presented by Bill Finfrock

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Parking Garage 101

What are important considerations when planning a parking garage?

- Who is the user
- How will you finance
- Convenience of location
- Vehicular accessibility from street
- Traffic impacts to surrounding area
- Aesthetic impacts to surrounding area
- How many spaces are needed?



Parking Garage 101

What are main cost drivers?

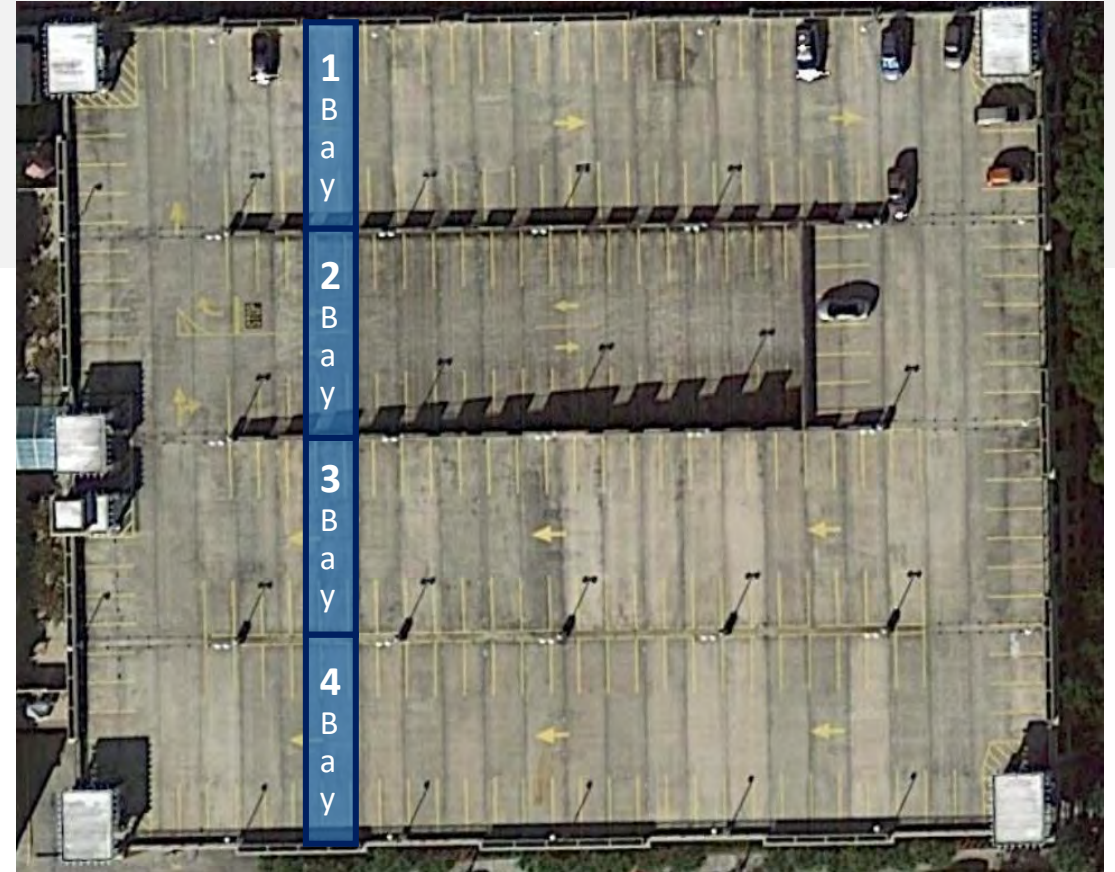
- Parking garage costs are commonly communicated as “cost per space”
 - The number one driver of cost – what is the footprint available
 - Architectural considerations
 - Number of spaces constructed
 - “Open-air” ventilation vs. Mechanical ventilation
 - Number of elevators and stairs
 - Foundation systems
- A myriad of other factors:
 - Electric charging stations, access control equipment, solar arrays, retention areas in garage, speed ramps vs. park-on ramps, retail space/other uses in/on garage, painted interiors, basement levels

Parking Garage 101

So, if footprint is the biggest driver of cost, what is the right size?

It depends – but there are some minimums that are a very good idea to follow

- About 123' of buildable width is generally a minimum size necessary to build “two-bays” of parking and allow for a park-on ramp. Don't forget about setbacks to property lines when evaluating sites
- Length – preferred to be at least 290' of buildable length. This dimension can be reduced, but cost per space and ramping systems are impacted



Parking Garage 101

Is bigger better?

- Yes! The larger the area of the footprint to be constructed, the lower the cost per space will be.
- Example: Rollins College Garage

247 ft



291 ft

Paseo

122 ft.



265 ft.



Denning

266 ft.



123 ft.



Morse & Penn

266 ft.



125 ft.



AdventHealth Winter Park

186 ft.



273 ft.



Westminster Winter Park Towers

290 ft.

127 ft.





Parking Garage 101

How many spaces might each site yield

- It Depends!
- There are exceptions – if configurations are not ideal, the space yield can decrease dramatically in some cases
- We can work with staff if desired to determine what sites might be appropriate and economical



Parking Garage 101

So, how much do parking garages cost?

- This is a very difficult question to answer succinctly
 - The approximate average cost for FINFROCK to design and build a parking space in 2019 was: \$16,000 per space
 - FINFROCK priced garages anywhere from \$13,000 per space, to **over \$50,000** per space. Most of the higher priced garages prove unaffordable, and are ultimately not constructed – it is not easy to keep a garage economical
 - The price range of the garages we constructed was \$14,500 to \$24,000 per space
 - Be careful about cost per “net added” space



Parking Garage 101

So, how much do parking garages cost?

- FINFROCK's cost is not the total cost to The City of Winter Park
 - There are other costs that are typically owner costs that must be added to establish a total budget
 - Permitting and impact fees
 - Financing costs
 - Contingency funds for unforeseen conditions
 - Sitework if extensive



Parking Garage 101

So, what is the best way to procure a parking garage?

- FINFROCK is a Design-Build specialist in parking
 - We have successfully completed garages for numerous Florida Cities
 - Many of those Cities previously tried and failed to achieve economical results with non-design-build RFPs



Parking Garage 101

So, what is the best way to procure a parking garage?

- Establish your list of priorities
- Establish your budget
- FINFROCK would be happy to advise if you are on the right track

Alta
Rialto





Baldwin Harbor

Boca Raton
Regional
Hospital





Celebration
Pointe

SOUTH

P

SOUTH
P

SOUTH PARKING

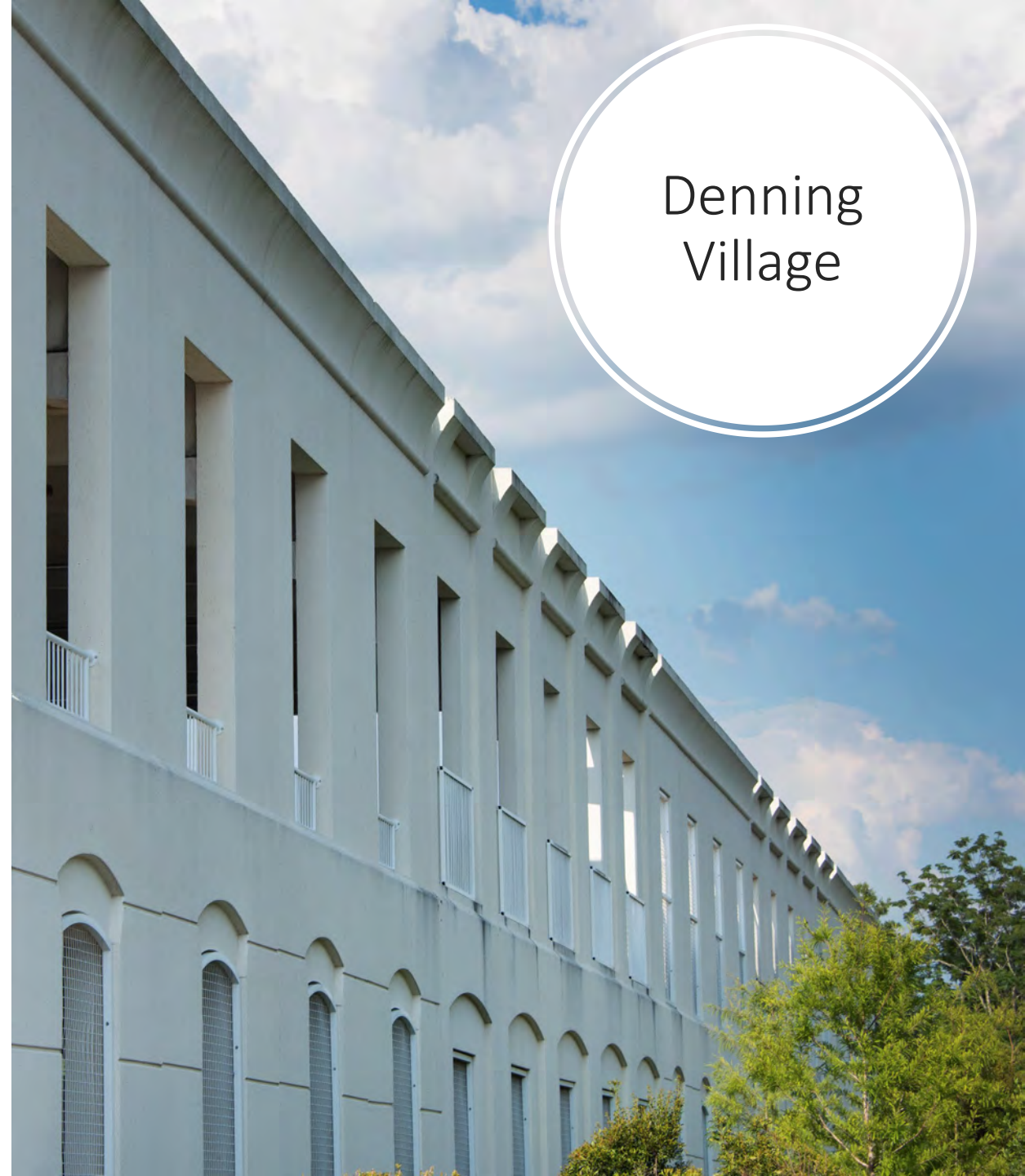
hotel
INDEGO

City of
Cocoa
Beach



A wide-angle photograph of the Darden Corporate Center, a modern multi-story office building with a prominent glass facade. The building is surrounded by a large, newly paved parking lot with white parking lines. The landscape is landscaped with young trees and tall grasses. The sky is blue with scattered white clouds. In the top right corner, there is a white circular graphic containing the text "Darden Corporate Center".

Darden
Corporate
Center



Denning
Village

Lakeside
Crossing



Nemours
Hospital



City of
Ocala



Port
Canaveral
CT-5



RCID





Rollins
College

Sunrise
Village





AdventHealth
Winter Park

A photograph of a large, multi-story residential building with a light beige facade. The building features a prominent covered walkway on the ground floor supported by white columns, and a second-story balcony with a glass railing. The building is set against a blue sky with scattered white clouds. In the foreground, there is a paved road curving to the right, bordered by green grass and some landscaping. A circular graphic in the top right corner contains the text 'Winter Park Towers'.

Winter
Park
Towers

City of
Winter
Garden



Thank You

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